

Evans Creek Relocation: Land Use Map, Zoning Map, and Shoreline Environments Map Changes (LAND-2021-00269)

Planning Commission Public Hearing

February 9, 2022

Cathy Beam, AICP, Principal Planner

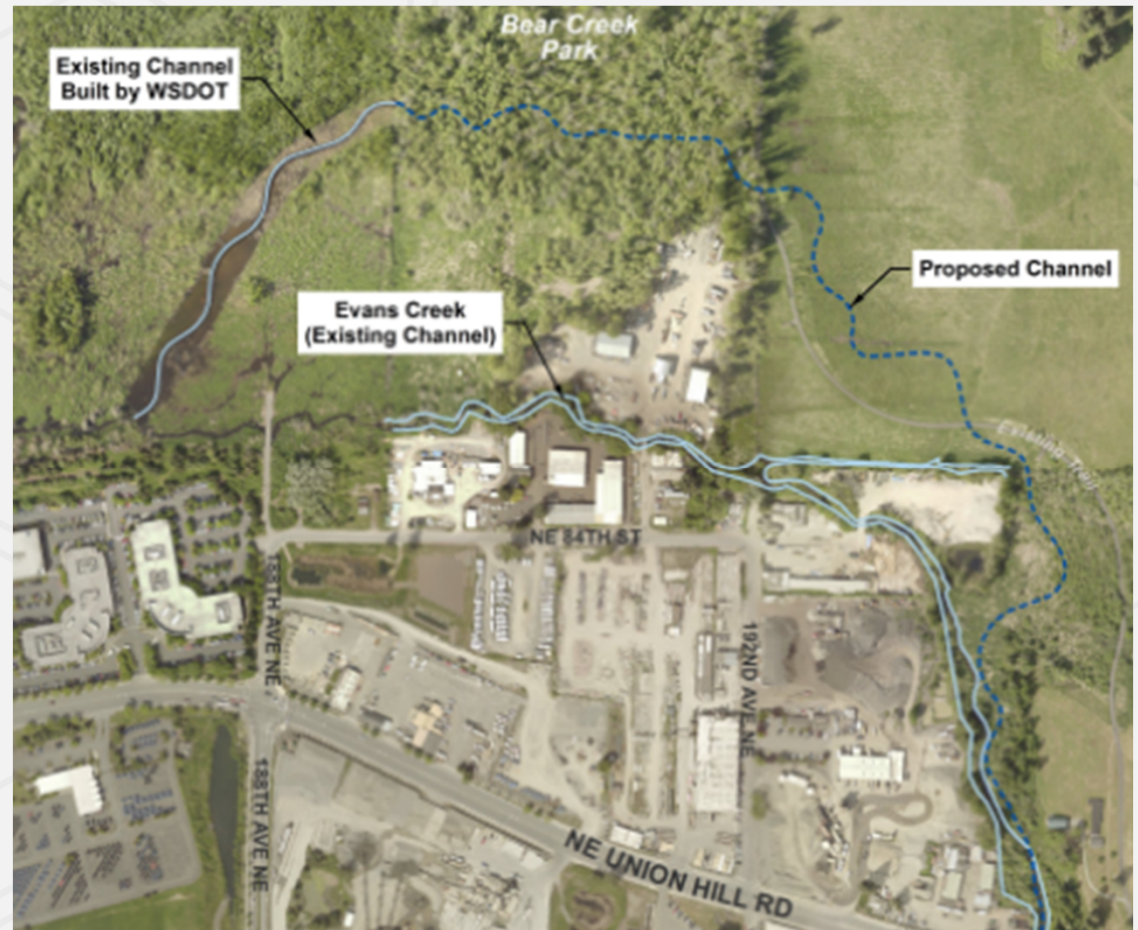


BACKGROUND: The City is proposing to relocate Evans Creek from its present highly confined location within an industrial area to open space to the north to provide adequate buffers and improve habitat. The current creek location forms the zoning and land use designation boundaries.



Non-Project Proposal

- Zoning Code Amendment: Zoning Map
- Comprehensive Plan Amendment: Land Use Map
- Limited Shoreline Master Program Amendment: Shoreline Environments Map and Minor Text Changes



Comprehensive Plan Designations

Existing



Figure 1 Existing Comprehensive Plan Designations

Evans Creek Relocation - Redmond, Washington

Proposed



Figure 3 Proposed Comprehensive Plan Designations

Evans Creek Relocation - Redmond, Washington

Zoning Designations

Existing

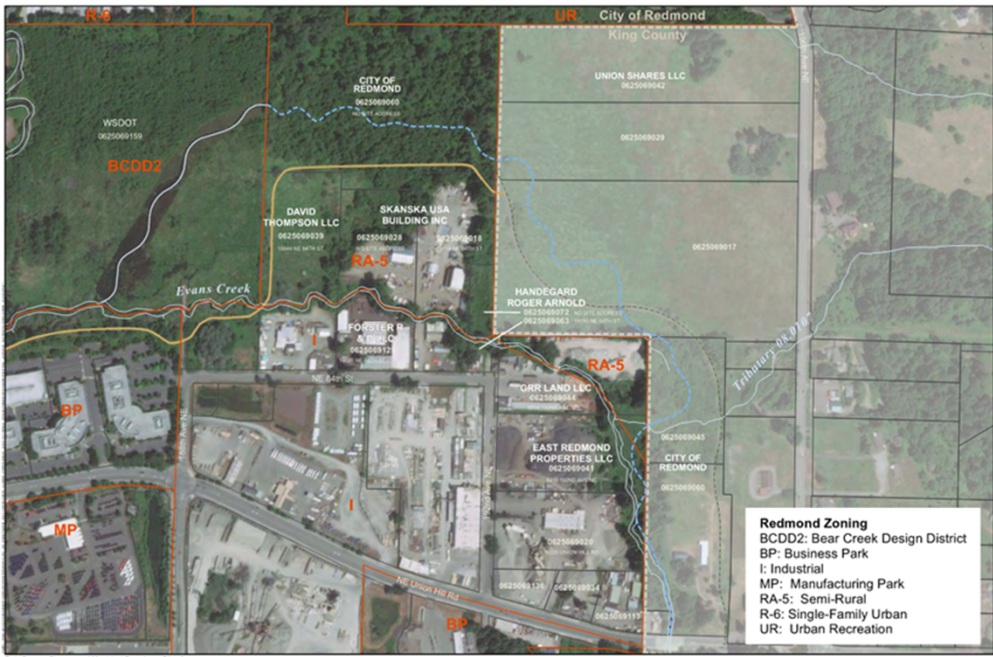


Figure 2
Existing Zoning

Proposed

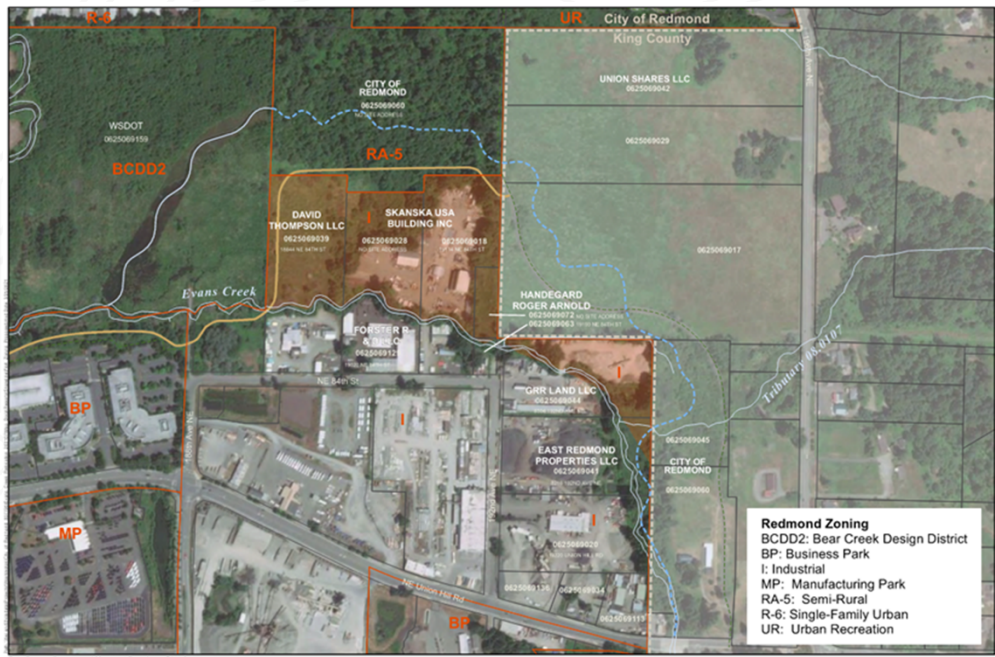
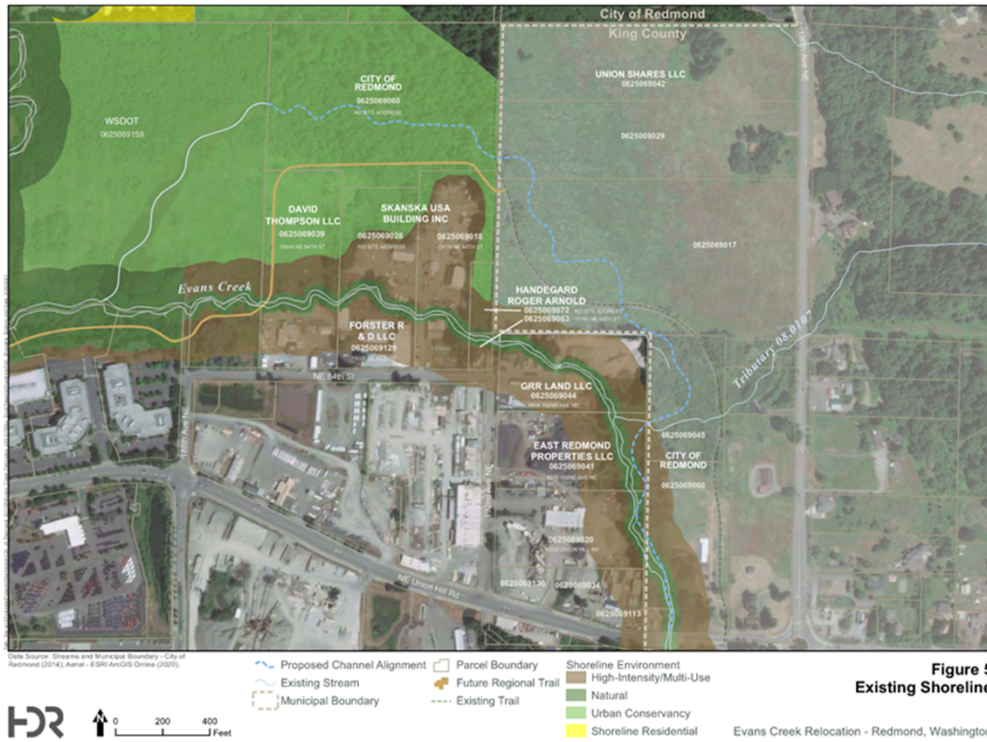


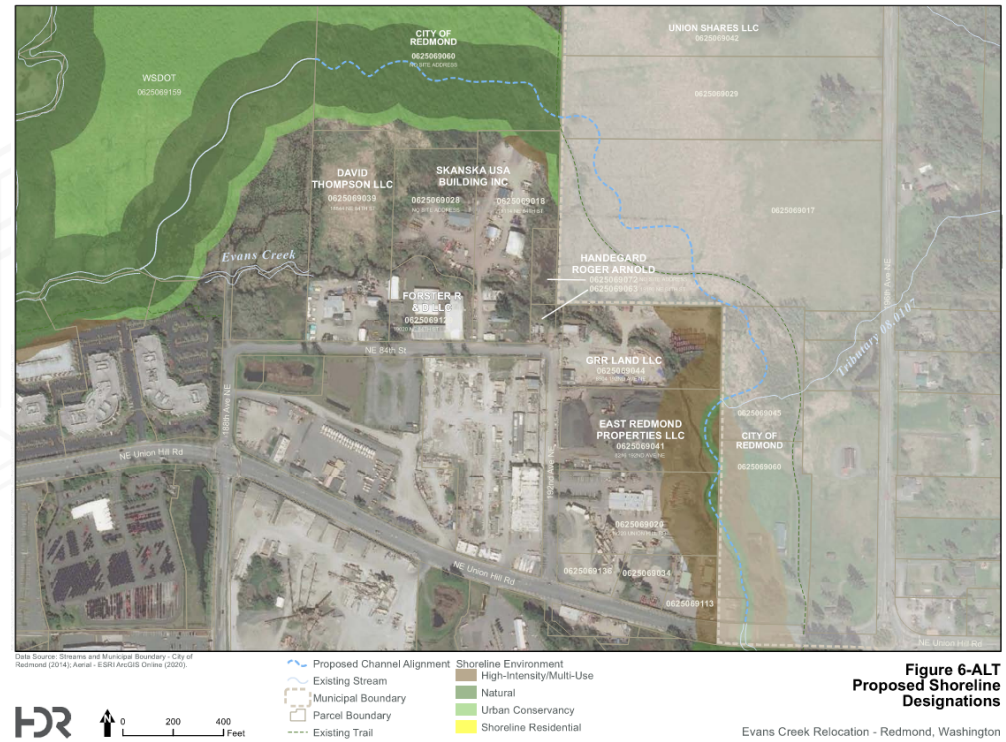
Figure 4
Proposed Zoning

Shoreline Environment Designations

Existing



Proposed



PROPOSED TEXT REVISIONS

- Bear ~~and Evans~~ Creeks:
 - West of Avondale Road: Designate a 150-foot-wide Urban Conservancy strip with the balance (outer 50 feet) of the shoreline designated as High-Intensity/Multi-Use. This should be modified to reflect the SR 520 right-of-way south of Bear Creek.
 - East of Avondale Road: Designate a 150-foot strip Natural along both sides of the creeks, with the balance of the wetland and 100-year floodplain outside of this 150-foot corridor on the north side of the creeks as Urban Conservancy environment.
 - The area designated for residential density transfers near Avondale Green (near Avondale Road) ~~should be~~ is designated Shoreline Residential.
 - South of Bear Creek the remainder (outer 50 feet) of the shoreline jurisdiction outside of the 150-foot Natural designation ~~should be~~ is designated High-Intensity/Multi-Use.
- Evans Creek (North of Union Hill Road)
 - North Side of Creek: Designate 150 feet adjacent to the ordinary high water mark as Natural with the balance of the wetland and 100-year floodplain outside of this 150-foot corridor as Urban Conservancy.
 - South Side of Creek: Designate 150 feet adjacent to the ordinary high water mark as Natural. The remaining 50 feet is designated Urban Conservancy, or as High/Intensity Multi-Use where within the Shoreline jurisdiction as of January 1, 2008 the land is disturbed by clearing or grading associated with the business operations of the site, industrial uses, commercial uses, or pavement.
 - West Side of Creek: Immediately north of Union Hill Road, designate a 25-foot wide corridor of land on either side of the creek as Natural with the remainder 175-foot wide corridor as High Intensity/Multi Use.
- Evans Creek (South of Union Hill Road): Natural

Timeline

**Q1
2021**

Staff Coordination
File Evans Creek Relocation Code
Amendments Project for Docket

**Q3
2021**

Docket Approved By Council
Project Action SEPA Issued

**Q2
2021**

Docket Public Hearing Notice Issued
Public Hearing on Docket

**Q4
2021**

File Amendments with
Dept. of Commerce
Non-Project Action SEPA
Issued
Technical Committee
Review and
Recommendation

**Q2
2022**

Council
Review
File with Dept.
of Ecology
File with Dept.
of Commerce

**Q1
2022**

**WE ARE
HERE**
**Q1
2022**
*Planning Commission
Review*

Review Schedule

Planning Commission Dates

- 1.12.2022 Introduction of Topic
- 1.26.2022 Study Session
- **2.9.2022 Public Hearing**
- 2.23.2022 Study Session
- 3.9.2022 Report Approval





Thank you

Any Questions?



Redmond
WASHINGTON